

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

**DATE:** December 15, 2006

**TO:** John Merrithew, Project Manager, Department of Planning

**FROM:** Val Thomas, Planner, Zoning Administration *VT*

**THROUGH:** Mark Stultz, Assistant Zoning Administrator *MS*

**CASE NUMBER AND NAME:** ZMAP 2006-0011 & ZCPA 2006-0003; Stone Ridge Commercial; 1st Referral

**TAX/MAP PARCEL NUMBERS/PROPERTY INFORMATION:**

<i>Owner</i>	<i>Tax Map</i>	<i>Pin Reference</i>	<i>Acreage</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
<i>Stone Ridge Community Dev. LLC</i>	<i>100/37 (part)</i>	<i>205-36-2224 (part)</i>	<i>19.75</i>	<i>PD-OP &amp; R-24</i>	<i>PD-OP, R-24, CLI</i>
<i>Stone Ridge Community Dev. LLC</i>	<i>100/51(part)</i>	<i>204-35-8501 (part)</i>	<i>40.98</i>	<i>PD-IP</i>	<i>PD-IP, PD-OP &amp; R-16</i>
<i>Stone Ridge Community Dev. LLC</i>	<i>100((7))/S23</i>	<i>204-26-3927</i>	<i>6.42</i>	<i>PD-IP</i>	<i>R-16</i>
<i>Stone Ridge Community Dev. LLC</i>	<i>100/48</i>	<i>204-39-4010</i>	<i>1.35</i>	<i>CLI</i>	<i>PD-OP&amp; R-24</i>
<i>Stone Ridge Community Dev. LLC</i>	<i>100/49A</i>	<i>204-39-3236</i>	<i>0.86</i>	<i>PD-OP</i>	<i>PD-OP</i>
<i>Stone Ridge Community Dev. III, LLC</i>	<i>101/35 (part)</i>	<i>204-40-4123 (part)</i>	<i>1.47</i>	<i>CLI</i>	<i>PD-OP</i>
<i>Existing Right-of-Way</i>			<i>2.68</i>	<i>PD-IP</i>	<i>PD-OP &amp; R-16</i>

**I. APPLICATION SUMMARY:**

Building and Development Zoning Staff has reviewed the above referenced rezoning (ZMAP) application for conformance with the applicable requirements of the *Revised 1993 Loudoun County Zoning Ordinance* ("the Ordinance"). The applicant, Stone Ridge Community LLC ("the Applicant") seeks approval to rezone approximately 73.51 acres from various zoning districts to other zoning districts as noted in the above table. The proposal for this application is to permit a total of 307 multi-family units (20 ADUs) and 450,000 square feet of office use. This is a net increase of 307 multi-family residential units and approximately 4,000 square feet of non-residential uses (i.e. an increase of approximately 428,000 square feet of office uses (PD-OP) and elimination of approximately 424,000 square feet of light industrial uses (PD-IP) from currently approved plans (ZMAP 2002-0013 & ZCPA 2002-0004).

The property is generally located on the south side of Route 50, west of Gum Spring Road (Route 659) and north of Tall Cedars Parkway.

The materials submitted for review of the application consist of: (1) Information Sheet; (2) Stone Ridge Zoning Map Amendment Plan ("the plan") consisting of the Cover Sheet (Sheet 1), Rezoning Plat (Sheet 2), Concept Development Plan Overall (Sheet 3), Existing Conditions (Sheet 4), Soils Map (Sheet 5), Land Use Map (Sheet 6), Open Space Exhibit (Sheet 7), Illustrative/Traffic & Pedestrian Circulation Plan (Sheet 8), Tree Cover Exhibit (Sheets 9), Tree Cover Narrative (Sheet 10), all dated April 7, 2006; and (3) Statement of Justification not dated.

Based upon a review of the application, Zoning Staff offers the following comments:

**II. CONFORMANCE WITH §6-1211 ZONING MAP AMENDMENTS**

This section of the Ordinance requires the Planning Commission to give consideration to certain criteria, for which Zoning has the following comments. Unless the factor is specifically addressed below, Zoning defers to the appropriate County or State Agency for comment:

1. SECTION 6-1211(E)1 - *Whether the Proposed Zoning District Classification is consistent with the Comprehensive Plan* - Zoning defers to Community Planning for comments but note that the cumulative effect of residential land development applications as well as retail and office uses in the vicinity must be taken into consideration. This proposed rezoning will add an additional 307 residential units to the area as well as 4,000 square feet of office. The cumulative impact of the existing and proposed developments in the surrounding area must be taken into consideration, especially with regard to the impact on the Route 50 corridor and surrounding road network.
2. SECTION 6-1211(E)4 - *Whether adequate utility, sewer and water, transportation,*

*school and other facilities exist or can be provided to serve the uses that would be permitted on the Property if it were rezoned* - Staff notes that the proposed increased density will increase school sizes, affect traffic volume and other infrastructure in the area. Staff asks that the Applicant address this, and defers to Community Planning and OTS (Office of Transportation) for comment on this. Further, Staff defers to other referral agencies such as Loudoun County School Board, Library Services, Parks and Recreation to comment on the adequacy of schools and other facilities for the development.

3. Section 6-1211(E)(6) - *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.* According to County Records, hydric soils (types 66A and 69A) are present in the rezoning area and the applicant has identified wetland areas. Hydric soils have a very poor potential for general development of central water and sewer. Development of the site should consider these areas with respect to grading and the construction of buildings and infrastructure. Staff notes that the soils type is not included for the proposed PD-OP, PD-IP and R-16 districts on Sheet 5. Please correct this.
4. SECTION 6-1211(E)7 – *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas* – It is noted that increasing the density through the rezoning process to allow up to 307 residential units and 4,000 square feet of office to be built on the property which will increase the volume of traffic in the vicinity. Based on a review of the Traffic and Pedestrian Circulation Plan (Sheet 8) it appears that most of the construction traffic will utilize Millstream Drive and Canary Grass Drive to access the property. Staff would therefore recommend more specific measures to mitigate the impact of construction traffic on the surrounding area. Limiting the hours during which construction traffic may enter and exit the site is one measure. The applicant should also address how construction traffic will enter and exit the property during construction.

Zoning Staff further defers to OTS and VDOT for comments on the impact of the rezoning proposal on the volume of vehicular and pedestrian traffic and traffic safety in the vicinity.

5. SECTION 6-1211(E)9 - *The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.* The site contains areas of major and minor floodplain and wetlands. Where floodplain areas are impacted, the Applicant will be required to meet the standards of § 4-1500 of the Zoning Ordinance. The requirements of the U.S. Army Corps of Engineers will also need to be met with regard to wetlands. Zoning encourages the preservation of all existing wetlands and riparian corridors whenever possible. The property also has areas of existing tree cover on the site that includes mixed hardwood and staff encourages utilization of existing vegetation when providing any



required planting. Staff recommends that the Applicant identify areas of existing vegetation that will be preserved, and show such areas on a proffered plan. Staff further defers to the Environmental Review Team for comment on the impact to the environment or natural features, wildlife habitat, vegetation, water quality and air quality.

**III. CONFORMANCE WITH R-16 DISTRICT (§3-600) & (§7-900)**

The rezoning plan set should state in the Notes section, that Land Bay DD2 will be developed in accord with all regulations for the R-16 Zoning Districts of the *Revised 1993 Loudoun County Zoning Ordinance*. All subsequent Subdivision Plans or Site Plans must show how the R-16 zoning district requirements are met.

1. On Sheet 3, the Applicant has depicted the lot requirements for multi-family structures (R-16, § 7-900) as well as for single-family attached townhomes (R-8, § 7-800). However, staff believes that the Applicant is only proposing a rezoning to the R-16 zoning district (multi-family, Land Bay DD2) and not to the R-8 district. Correct/clarify this.
2. Pursuant to Section 3-602, the district shall be located with pedestrian linkages to nearby established or planned employment centers, shopping or other community support services. Demonstrate conformance with this section of the Ordinance. In addition, this Section also requires that the district is served or planned to be served by public transit or designated for public transit in the Comprehensive Plan.
3. On Sheet 3, note the maximum permitted density of 19.2 dwelling units per acre in the R-16 zoning district as well as the proposed density for Land Bay DD1 (§ 7-901).
4. On Sheet 3, depict the maximum length/width ratio as required by Section 3-606(D).
5. With regard to Section 3-608 (B), as no detailed layout is provided with this application, Staff cannot evaluate conformance with this section of the Ordinance at this time. Staff asks that either detail drawings be submitted with this application, or provide a note that this requirement will be evaluated at the time of site plan.
6. On the CDP, provide the required amount of active recreation space pursuant to Section 7-903(E). The Applicant must demonstrate that active recreation space is accessible to all residents by means of internal pedestrian walkways. Pursuant to Article 8, definitions, "active recreation space" includes tennis courts, swimming pools, tot-lots, outdoor games and sports activities etc. Designate on the CDP, the location and types of active recreation uses and include this in the Proffer Statement. Staff supports the proffering of any additional amount of active recreation beyond what is required by the Ordinance.
7. Demonstrate conformance with Section 3-608(B) of the Ordinance, which requires that no off street parking for multi-family dwellings shall be permitted in areas

between buildings and streets, unless such parking areas are sufficiently bermed and screened so that the parking areas are not visible from the street.

8. Include a note on the CDP that residences to be served by private roads shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such road. Further, the record plat and protective covenants for such development shall expressly state that the County and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private roads, and finally, sales brochures or other literature and documents provided by the seller of lots served by such private roads shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such lots including a statement that the County has no, and will have no, responsibility for the maintenance, repair, or replacement of private roads (Section 3-610(C)).
9. Pursuant to the Ordinance, a multi-family structure must contain a minimum of five units and a maximum of 64 units. Include this requirement on Sheet 3.

**IV. CONFORMANCE WITH R-24 DISTRICT (§3-700) & (§7-1000)**

The rezoning plan set should state in the Notes section, that Land Bay FF1 will be developed in accord with all regulations for the R-24 Zoning Districts of the *Revised 1993 Loudoun County Zoning Ordinance*. All subsequent Subdivision Plans or Site Plans must show how the R-24 zoning district requirements are met.

1. On Sheet 3, the Applicant has depicted the minimum lot requirements of the R-24 zoning district, but quoted the incorrect Section 7-900. Please include the correct Ordinance Section of the R-24 (ADU) zoning district, 7-1000.
2. The R-24 zoning district (Land Bay FF1) is approved for 640 multi-family residential units with ZMAP 1994-0017. A portion of this Land Bay (Section 17) is proposed for 304 multi-family units (STPL 2005-0081, SPAM 2006-0079). The remainder of the land is proposed for 322 multi-family units with this application. Clarify the difference in the total number of units for the land bay.
3. The Applicant must demonstrate that the application meets the following five requirements of Section 3-702 of the Ordinance
  - (A) Abutting arterials and major collectors. Direct access for lots created after the adoption of this ordinance to such arterials and major collectors shall be provided only via minor collector roads.
  - (B) With pedestrian linkages to planned or existing employment centers, shopping or other community support services.

- (C) Consistent with the Comprehensive Plan.
- (D) When supporting shopping and commercial development is planned, existing, or under construction.
- (E) Planned or served by public transit, or designated for public transit in the Comprehensive Plan.

Staff asks the Applicant to clarify if the existing Route 659 adjacent to the R-24 district is classified as major collector or a local road. If not, then the proposed district does not meet the condition in section (A) above.

Sheet 8 illustrates the Traffic and Pedestrian Circulation Plan. However, the difference between trails and sidewalks on the plan is not clear. Staff suggests a sidewalk and/or trail be provided along Canary Grass Drive and Route 659. Staff also suggests that the applicant provide and depict internal pedestrian crosswalks and signals at major intersections to create a safe and functional pedestrian network.

Finally, with regard to the regulation that the R-24 districts is planned or served by public transit, please coordinate with the Office of Transportation Services (OTS) to determine the need for bus stops and shelters within the rezoning area.

4. On the CDP, provide the required amount of active recreation space pursuant to Section 7-1003(E). The Applicant must demonstrate that active recreation space is accessible to all residents by means of internal pedestrian walkways. Staff supports the proffering of any additional amount of active recreation beyond what is required by the Ordinance.
5. On the CDP, the Applicant should note the maximum length/width ratio of the district pursuant to Section 3-706(D).
6. Include the requirement of Section 3-707(C) regarding the maximum number of units permitted per building. Please note that a multi-family structure must contain a minimum of five units and a maximum of 64 units
7. As no detailed layout is provided at this time the requirement of Section 3-708(B) regarding off street parking cannot be evaluated at this time. The Applicant should demonstrate conformance with this section of the Ordinance at the time of site plan.
8. Denote the permitted and proposed density for the R-24 zoning district on the CDP (§ 7-1001).

***V. CONFORMANCE WITH THE PD-IP, PLANNED DEVELOPMENT-INDUSTRIAL PARK DISTRICT (§4-500)***

The rezoning plan set should state in the Notes section that Land Bay 7 will be developed in



accord with all regulations for the PD-IP Zoning District of the *Revised 1993 Loudoun County Zoning Ordinance*. All subsequent Subdivision Plans or Site Plans must show how the requirements of this zoning district are met.

1. A minimum yard of 75 feet is required adjacent to the PD-H4 zoning district pursuant to Section 4-505(B)(2). However, Staff notes that the Applicant has requested a modification of this section. See part IX of this referral for comments.
2. Staff cannot evaluate compliance with Sections 4-505 (B)(4) and 4-507 as no detailed plan or illustrative is submitted for this application. Staff asks that the Applicant provide a detailed illustrative of the proposed design of the PD-IP district and demonstrate how such design conforms to the requirements of the ordinance, or provide a note stating that these requirements will be met at site plan.
3. On Sheet 3, note the maximum lot coverage and building height as required by Ordinance as well as maximums proposed by the Applicant for the PD-IP district (§ 4-506(A) & § 4-506(B)).
4. On Sheet 3, include a note stating that the minimum landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot (§ 4-507(B)). Staff notes that this requirement is provided on the illustrative (Sheet 7), but states that unless that illustrative is proffered, the information should be provided on the CDP Sheet.

#### **VI. CONFORMANCE WITH THE PD-OP, PLANNED DEVELOPMENT-OFFICE PARK DISTRICT (§4-300)**

The rezoning plan set should state in the Notes section that Land Bays DD1 and FF2 will be developed in accord with all regulations for the PD-OP Zoning District of the *Revised 1993 Loudoun County Zoning Ordinance*. All subsequent Subdivision Plans or Site Plans must show how the requirements of this zoning district are met.

1. Per the district purpose, PD-OP districts shall be designed with a park-like atmosphere and environmentally sensitive design to accommodate and complement existing natural features including extensive landscaping, low ground coverage by buildings, buildings of moderate height, and careful attention to such aesthetic considerations as location and size of signs, lighting, parking and service areas and the like. Demonstrate how the proposed rezoning meets these objectives. Staff recommends that the applicant provide an illustrative drawing depicting the above (§4-301, Purpose).
2. PD-OP districts shall be located on primary state highways. However, direct access onto arterial roads shall be limited to those consistent with adopted Corridor Plans. The proposed CDP depicts access onto Route 50 via Canary Grass Drive adjacent to Land Bay FF2 and onto Millstream Drive adjacent to Land Bay DD1. Staff defers to OTS regarding access to Route 50 via these roads as proposed by the applicant. If the road locations are not consistent with the Countywide Transportation Plan or an adopted

Corridor Plan, a modification to this section will be needed (§ 4-302).

3. The application proposes additions of approximately 2 acres to the PD-OP district. Pursuant to Section 4-302, incremental additions to the district must demonstrate their relationship and compatibility with the previously approved district to which it is being added. Demonstrate conformance with this Section of the Ordinance.
4. On the CDP, depict the 100-foot minimum required yard adjacent to the R-24 and R-16 zoning districts (§ 4-305(B)(2)). Also depict and label the 50-foot yard required for parking. Staff notes that the Applicant has requested a modification of this section. See part IX of this referral for comments.
5. On the CDP, depict the 15-foot minimum required yard adjacent to the PD-IP and PD-CC(CC) zoning districts (§ 4-305(B)(3)).
6. Denote the required minimum landscape open space of 0,20 times the buildable area of the lot on the CDP. Staff notes that this is depicted on Sheet 7, "Open Space Exhibit" and state that unless this exhibit is proffered, the requirement must be shown on the CDP.
7. Staff cannot evaluate compliance with Sections 4-307 (E) as the Applicant has not provided any detail layout of the proposed PD-OP district. Staff asks that the Applicant provide a detailed illustrative of the proposed design and layout of the PD-OP district and demonstrate how such design and layout conforms to the requirements of the ordinance, or provide a note stating that these requirements will be met at site plan.

## ***VII. CONFORMANCE WITH ARTICLE VII REGULATIONS, AFFORDABLE DWELLING UNITS***

Per Article VII of the Zoning Ordinance, the requirements of the Affordable Dwelling Unit Program shall apply to any site, or portion thereof, at one location which is (a) served by public water and sewer, and (b) the subject of an application for rezoning, special exception, site plan or preliminary subdivision which yields, as submitted by the applicant, fifty (50) or more dwelling units at an equivalent density greater than one unit per gross acre.

Pursuant to § 7-103, the Applicant is required to provide 12.5% affordable dwelling units and could avail of a 20% bonus density for single family detached and single family attached units (§ 7-103(A)). In addition, the Applicant is required to provide 6.25% affordable dwelling units and could avail of a 10% bonus density for multi-family units (§ 7-103(B)). The Applicant is proposing to add an additional 307 multi-family units to the Stone Ridge development in proposed Land Bay DD2 including 20 ADU units. However, Staff asked that the Applicant clarify that an additional 21 affordable dwelling units will be provided with the R-24 zoning district shown on this application (Land Bay FF1, per approved ZMAP 1994-0017, STPL 2005-0081, SPAM 2006-0079).



The Applicant must note that Affordable dwelling units shall be of a building type and of an architectural style compatible with residential units permitted within the zoning district and interspersed among market rate units in the proposed development.

### ***VIII. CONFORMANCE WITH ZONING OVERLAY DISTRICT REGULATIONS***

#### **SECTION 4-1400, AIRPORT IMPACT (AI) OVRELAY DISTRICT**

- a) The subject Property lies within the Airport Impact (AI) Overlay District, between the Ldn 60 and 65 aircraft noise contours and within one mile beyond the Ldn 60 noise contour. The Plan needs to be revised to show the existing zoning of the property to also include the AI, Airport Impact Overlay District (Note # 1, Sheet 1). Also correct note # 14 on Sheet 1.
- b) For all residential units to be constructed between the Ldn 60-65 aircraft noise contour, the Applicant shall 1) disclose in writing to all prospective purchasers that they are located within an area that will be impacted by aircraft overflights and aircraft noise; 2) incorporate acoustical treatment into all dwelling units to insure that interior noise levels within living spaces (not including garages, sunrooms, or porches) do not exceed an average sound level of 45 db(A) Ldn; and 3) prior to the approval of a Record Plat creating residential lots, dedicate an avigation easement to the Metropolitan Washington Airports Authority, indicating the right of flight to pass over the property, as a means to securing the long-term economic viability of Washington Dulles International Airport.
- c) Finally, the Applicant should note that Section 4-1405 Disclosure states: "A disclosure statement shall be placed on all subdivision plats, site plans, and deeds to any parcel or development within the AI district, clearly identifying any lot which is located within the AI district and identifying the component of the AI District in which the lot is located". Add the Disclosure Statement on the Note Sheet of the plan in the note section.

### ***IX. CONFORMANCE WITH § 6-1500, PD DISTRICT***

1. **Section 6-1505, Concept Development Plan/Submission Requirements:**  
Pursuant to Section 6-1505(A) the CDP must be sufficiently detailed to judge the superiority of the proposal versus other forms of development. The proposed CDP does not provide any detail with regard to layout, design, phasing etc. for the proposed PD-OP and PD-IP zoning district, and Staff asks that the Applicant address this.
2. **Section 6-1504, Zoning Modifications:** It appears that the Applicant has proposed zoning modifications pursuant to this section of the ordinance. The Applicant has listed the proposed modifications of Section 4-305(B)(2) and Section 4-505(B)(2) on Sheet 3

of the rezoning plan but it is not clear what the nature of the modifications requests are, and there is no justification provided for such modifications. Staff asks that the Applicant clarify this. Please note that no modification shall be approved unless the Board of Supervisors finds that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, or otherwise exceed the public purpose of the existing regulations. No modification will be granted for the primary purpose of achieving the maximum density on a site. An application for modification shall include materials demonstrating how the modification will be used in the design of the project.

3. **Section 6-1508, Contents of an approved Concept Development Plan.**

The concept development plan must be revised to depict the following for the PD-OP and PD-IP districts:

- A. **Nonresidential density.** For nonresidential development, (c) the proposed setbacks, height, and bulk restrictions for the project as a whole or for components or sub areas within the project. In addition, non-residential development plans shall specify any applicable performance standards that are imposed and restrictions regarding the location and nature of industrial, commercial and other nonresidential activities.
- D. **Transportation/Access.** For nonresidential development, the approved location and general design of transportation improvements and ingress and egress to the project, along with such access restrictions as are imposed to promote and ensure the integrity and function of the County's thoroughfare system and the safe and efficient circulation of vehicles and pedestrians within the Planned Development district.
- E. **Perimeter treatment.** The CDP must demonstrate the design and arrangement of perimeter areas and how it mitigates the impact of the project upon adjoining properties.

**X.. CONFORMANCE WITH ADDITIONAL REGULATIONS & STANDARDS**

**A. SECTION 5-1100, OFF-STREET PARKING & LOADING REQUIREMENTS**

The Applicant has not shown the amount of required parking spaces for the proposed multi-family units. In order to evaluate impacts and assure that the required number of parking and loading spaces can be provided, and to avoid the possibility of nonconformance issue with the Plat at the time of Site Plan, staff recommends that the **required** and **proposed** parking and loading spaces for all uses be provided at this time, otherwise, a note should be provided on the plat stating that parking will be provided at the time of site plan, and will conform to the

requirements of the Zoning Ordinance. It should also be noted that with regard to residential districts, garages and driveway count towards parking spaces, and that if proposed parking is provided, the application should include the number of bedrooms for all multi-family units, since parking tabulations are calculated based on bedroom count (§ 5-1102(E)).

**B. SECTION 5-1300, TREE PLANTING AND REPLACEMENT**

At Final Site Plan, the planting and replacement of trees on-site to the extent that, at maturity of ten (10) years, minimum tree canopy shall be: 1) ten (10) percent tree canopy for sites zoned business, commercial or industrial in the PD-OP and PD-IP Districts; 2) Ten (10) percent tree canopy for sites zoned R-24 with densities of twenty (20) or more units per acre; 3) Fifteen (15) percent tree canopy for sites zoned R-16 for multi-family units with densities of eleven (11) to nineteen (19) units per acre; and 4) Every platted lot shall have a minimum tree canopy coverage of 2.5%, or 3,000 square feet, whichever is less, calculated at 10 years maturity, exempting lots for which no permits for new structures will be sought and the designated parent tract.

Since this site has existing vegetation, the applicant should ensure and proffer that existing viable stands of trees will be preserved to the greatest extent possible and depict this on the CDP.

**C. SECTION 5-1400, BUFFERING AND SCREENING -**

1. Buffer yards shall be located along the perimeter of a lot of parcel. The presentation and approval of a landscape plan is addressed at site plan. However comments on the utilization of existing vegetation to meet buffer planting requirements should be placed in the Notes.
2. The Applicant will have the option of requesting a modification or waiver of the required buffer yard by the Zoning Administrator at the time of site plan, pursuant to Section 5-1409 of the Ordinance, unless a specific condition of approval is added prohibiting such a request.

**D SECTION 5-1200, SIGNS-**

Unless modified, all signage shall comply with this section, to include the Sign Requirements Matrix, Section 5-1204(D). Please include a note to that effect on Sheet 1.

**XI. ZMAP CHECKLIST:**

1. The Applicant has depicted some but not all required open space areas in the development (Sheet 7). Staff notes that the proposed open space areas primarily consist of perimeter buffers and floodplain areas. Clarify and describe the character of the open space and any proposed active recreation (R-16, R-24 district) on the CDP sheet



[Checklist # 7].

***XII. PROFFER STATEMENT:***

1. The Applicant has not provided any proffers to date. If the Applicant wishes to submit proffers for consideration, they are required to be submitted as part of the Applicant's response to the first written review of the issues (6-1209(A)(1)), and no later than 45 calendar days prior to the scheduled public hearing before the Board of Supervisors (6-1209(A)(2).
2. If proffers are submitted, Staff recommends that, for the purpose of future interpretation, administration and enforcement, each proffer should be written to specifically and clearly communicate: 1) the intent of the proffer; 2) who is responsible for fulfilling the proffer; 3) what is being proffered; 4) where the proffer applies; and 5) when the proffer is to be initiated and completed.
3. Staff asks the Applicant to address how the proposed application relates to the existing approved Stone Ridge development and to provide a draft proffer statement clarifying any new proffers, deletion or revision of existing ones etc.

***XIII. OTHER ISSUES/COMMENTS:***

1. On the Rezoning Plat (Sheet 2), the zoning of MCPI # 204-18-0633 is R-24, not Transition. Please depict the correct zoning district.
2. On the information Sheet, it is noted that a portion of tax map number 100/37 is proposed to be rezoned to the CLI district. This is not depicted or labeled on the rezoning plat. Explain.
3. On the Rezoning Plat (Sheet 2), clarify that MCPI # 205-36-2224 is zoned R-24, PD-OP, R-16 and PDH-4, and that only the portion zoned R-24 and PD-OP is being rezoned and note the acreage on the Table on Sheet 2
4. On the Rezoning Plat (Sheet 2), identify the portion of the existing right-of-way that is proposed to rezone from PD-IP to PD-OP and R-16.
5. The property contains areas of steep slopes. Include a note on the Cover Sheet in the notes section that development of the property will conform to the steep slope standards of Section 5-1508 of the Zoning Ordinance.
6. For ease of clarification, denote and label the existing parcel lines and zoning boundaries as well as proposed zoning district boundaries on a separate sheet.
7. Clarify the proposed zoning of the VEPCO easement adjacent to MCPI # 204-35-8501

and provide an acreage breakdown of the different zoning districts for the parcel including the VEPCO easement area.

8. The Parcel containing MCPI # 204-39-3236 according to the County's Mapping system Weblogis records indicate that the parcel is zoned PD-GI and is not at the location shown on the proposed CDP. Similarly, for MCPI # 204-39-4010, 205-36-2224, 204-40-4123. Correct/clarify this. Please correct this on the Table on Sheet 2.
9. Depict and label the existing Canary Grass Court on the proposed CDP (adjacent to the R-24 Zoning District).
10. For ease of clarification, depict and label Amber Spring Court on the proposed CDP.
11. On Sheet 3, in the "Proposed Development Program" table, the Applicant depicted the proposed number of units for Land Bay FF1 as 322, while on the same sheet, in the location of the proposed land bay, the Applicant noted 213 multi-family units. Correct/clarify this inconsistency.
12. On Sheet 3, in the "Proposed Development Program" table, remove the proposed FAR of 0.40 from the residential land bays as it is not applicable.
13. The application must clearly distinguish and label the public and private streets in the development.
14. On Sheet 7, the calculation of open space for the R-24, R-16 is based on a required open space of 10%. Staff asks that the Applicant clarify this, as the 10% minimum is not an Ordinance requirement.
15. On Sheet 7, in the notes section, correct the word "maintained", as it is incorrectly spelled.
16. On Sheet 8, Land Bays 7, DD1 and DD2 are labeled as Land Bays AA, BB and CC. Please correct/clarify this inconsistency.
17. According to County's Weblogis, the area of MCPI # 204-35-8501 is 69.36 acres with the major portion zoned PD-IP and a small portion (14.67 acres) zoned PD-H4. Please clarify on the Table on Sheet 2 that the existing zoning of this parcel is also PD-H4.